

**LODI CITY COUNCIL
SPECIAL CITY COUNCIL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, MARCH 6, 2007**

A. CALL TO ORDER / ROLL CALL

The Special City Council meeting of March 6, 2007, was called to order by Mayor Johnson at 5:41 p.m.

Present: Council Members – Hitchcock, Katzakian, Mounce, and Mayor Johnson

Absent: Council Members – Hansen

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. TOPIC(S)

B-1 “Informational Stakeholder Meeting with Representatives from Dyett & Bhatia Regarding the General Plan Update”

City Manager King and Community Development Director Hatch briefly introduced the subject matter.

Planning Manager Peter Pirnejad introduced the firm of Dyett & Bhatia. Specific topics of review included the history of the General Plan amendment, schedule of the two-year process, stakeholder interviews with interest groups, four white papers, the City-wide survey and newsletter, and public workshop in June.

In response to Mayor Johnson, Mr. Hatch stated the stakeholders include representatives from the community and cultural centers, the Local Agency Formation Commission (LAFCO), city of Stockton, San Joaquin County, youth sports, environmental groups, Chamber of Commerce, Loel Center, Downtown Lodi Business Partnership, Planning Commission, Arts Commission, Parks and Recreation Commission, Lodi Improvement Committee, Site Plan and Architectural Review Committee, real estate community, major employers, major industrial users, developers, and the Farm Bureau.

In response to Mayor Pro Tempore Mounce, Mr. Hatch stated the Lodi Historical Society was also included and staff would follow up with groups who were unable to attend the stakeholder meetings.

In response to Mayor Johnson and Council Member Hitchcock, Mr. Bhatia stated the date and time for the workshop was undetermined because the firm wanted to conduct some work to obtain baseline data for dialogue purposes prior to holding the workshop.

Mr. Bhatia reviewed highlights regarding population growth, housing units, median income, employment, commuter population, retail sales, auto dealers, and other miscellaneous sales, as provided in the summary sheet (filed).

Discussion ensued between City Manager King and Mr. Bhatia regarding the source of the information, Cottage Bakery, growth segments in sales, presentation of information in various forms, context of the General Plan, the City of Lodi Housing Element, public policy concerns, and the availability of information in ranges.

In response to Council Member Hitchcock, Mr. Pirnejad stated the information regarding zoning needs will be brought back to the Council.

In response to Mayor Johnson, Mr. Bhatia stated the information obtained from the various stakeholder meetings will be released in report format and may help define questions for the survey.

In response to Mayor Johnson, Mr. Pirnejad stated the common threads appear to be the greenbelt buffer or community separator, senior housing, recreational space, sports and recreation opportunities, higher learning opportunities, Eastside infrastructure, street cleaning, and growth.

In response to Mayor Johnson, Mr. Pirnejad stated the more specific issues included the ability to pay for a community separator, minority community responsibilities, LAFCO concerns regarding utilizing the sphere of influence for a separator, Stockton growth and transit, density for the Stockton general plan, Grape Bowl concerns by various groups, low-income housing, Kentucky House, the Delta College site and curriculum, and senior housing locations.

In response to Mayor Johnson, Mr. Bhatia stated they did not hear many concerns regarding studying a broader planning area.

In response to Council Member Hitchcock, Mr. Hatch and Mr. Bhatia stated one white paper will focus on the greenbelt separator and the key appears to be how to define the space in terms of vitality and economy.

In response to Council Member Hitchcock, City Attorney Schwabauer provided an overview of preserving a separator through zoning and urban growth boundaries with the coordination of neighboring cities and County versus permanent easements. He stated density bonus may or may not apply, but developer set aside may be an additional permanent alternative.

In response to Council Member Hitchcock, Mr. Bhatia stated Lodi does have a higher percentage of multi-families.

Mayor Pro Tempore Mounce stated she is excited about addressing concerns from diverse groups from the east side of town, including education, transportation, infrastructure, housing, incentives through development fees, and investments through developer agreements.

In response to Mayor Johnson, Mr. Bhatia stated there was some concern regarding the large amount of industrial, especially east of Highway 99, and site availability.

Discussion ensued between Council Member Hitchcock, Mayor Johnson, and Mayor Pro Tempore Mounce regarding construction and maintenance of neighborhood parks, art in public places, and a marketable redevelopment plan.

City Manager King provided an overview of sustainability and economic development elements. He also reviewed redevelopment as an urban renewal model and as a mirror to the General Plan.

C. ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 6:43 p.m.

ATTEST:

Randi Johl
City Clerk